



**MURPHY CROSSING I & II**  
1804 & 1806 W. Audie Murphy Pkwy  
Farmersville, Texas 75442

**FOR LEASE**  
**1,000-6,110 SF**

**NAI Robert Lynn** / Retail

# FEATURES + MAP + DEMOGRAPHICS

## MURPHY CROSSING I

- Available Space: 1,560 SF
- End Cap with Drive-Thru

## MURPHY CROSSING II

- Available Space: 1,000 SF - 6,110 SF

## PROPERTY FEATURES



Excellent Visibility to 



Monument Signage Available



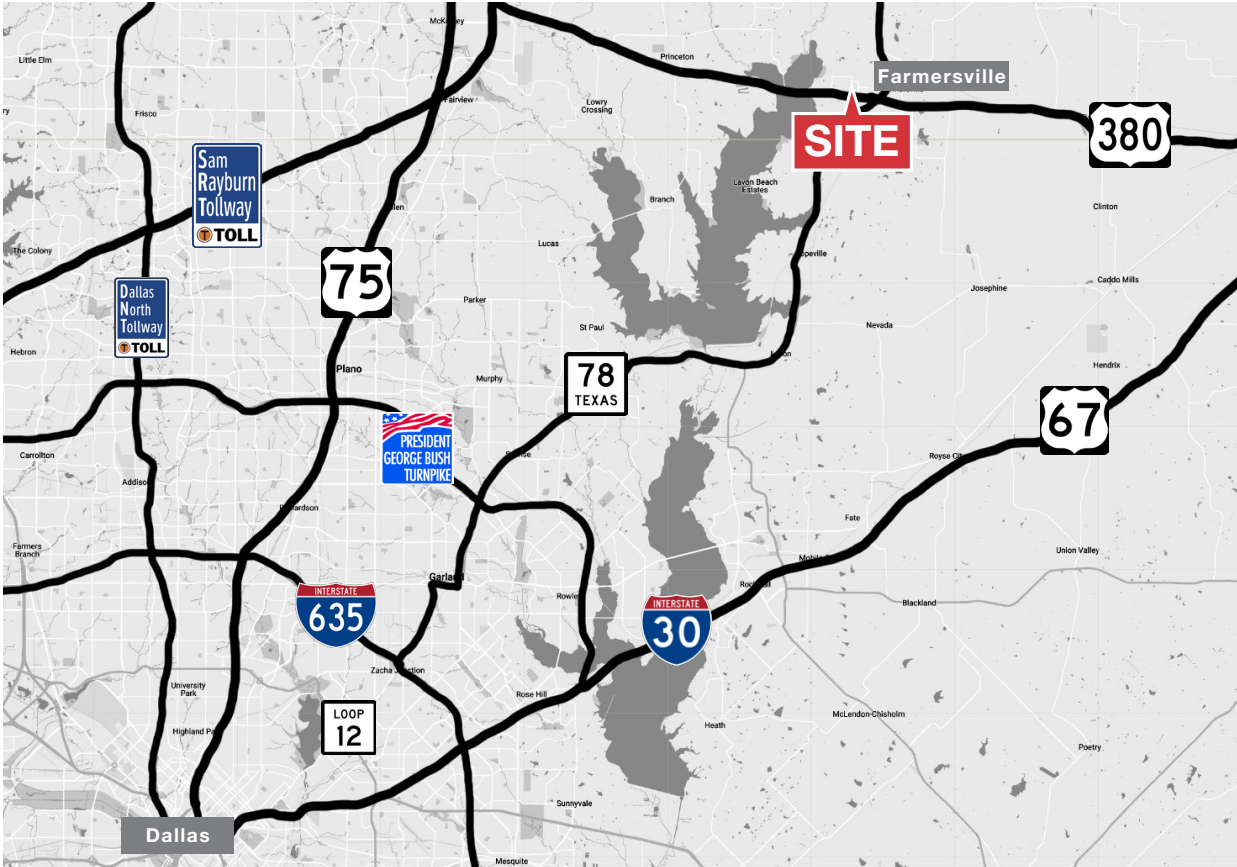
Across the Street from 



Multiple Ingress/Egress Access Points



Lease Rate: Call Broker



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,400	4,057	34,249
TOTAL HOUSEHOLDS	1,224	1,463	11,976
AVERAGE HOUSEHOLD SIZE	2.80	2.80	2.90
AVERAGE HOUSEHOLD INCOME	\$75,473	\$79,252	\$91,157

W AUDIE MURPHY PKWY

**18,383 VPD**

STATE HWY 78

**5,816 VPD**

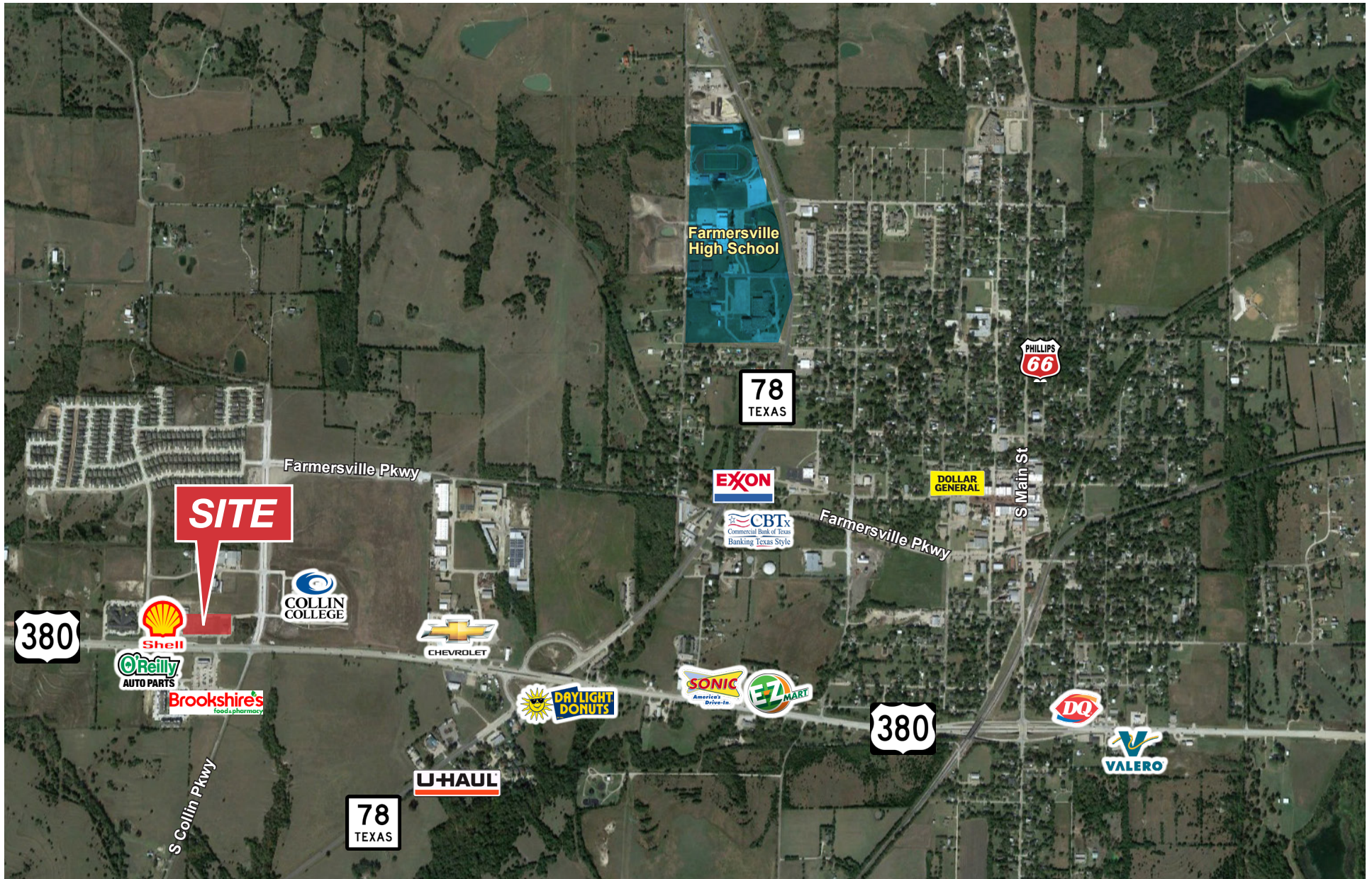
Source: CoStar 2022

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